

**Issue #39: References to the Chapter 14 Building, Electrical, Plumbing, Mechanical, Residential Building, and Green Building Regulations**

**§111.0101 Title**

- (a) [No change in text.]
- (b) Chapter 14, Article 5 (Building Regulations), Article 6 (Electrical Regulations), ~~and Article 7 (Plumbing and Mechanical Regulations), Article 8 ( Mechanical Regulations), Article 9 ( Residential Building Regulations), and Article 10 (Green Building Regulations)~~, shall be known as the Building Regulations, the Electrical Regulations, ~~and the Plumbing and Mechanical Regulations, the Mechanical Regulations, the Residential Building Regulations and the Green Building Regulations~~ respectively and may be referred to collectively as the Building, Electrical, Plumbing, ~~and Mechanical, Residential Building and Green Building~~ Regulations.

**§121.0202 General Enforcement Authority Regarding the Land Development Code**

- (a) In addition to the enforcement authority provided in Municipal Code Section 12.0102, the City Manager or designated Code Enforcement Official shall have the authority to promulgate policies and regulations reasonably necessary to implement the intent and provisions of the Land Development Code including all provisions of the Building, Electrical, Plumbing, ~~and Mechanical, Residential Building, and Green Building~~ Regulations. The City Manager or designated Code Enforcement Official shall coordinate and develop programs and policies for the consistent and uniform enforcement of the Land Development Code.

**§121.0308 No Permission to Violate Codes**

- (a) The issuance or granting of any *development permit* or *construction permit* or any plan, specifications, computations, or inspection approval does not constitute a permit for, or an approval of, any violation of any of the provisions of the Land Development Code, including the Building, Electrical, Plumbing, or Mechanical Regulations or any other ordinance of the City. *Development permits, construction permits, or inspections* presuming to give authority to violate or cancel the provisions of the Land Development Code, Building, Electrical, Plumbing, ~~or Mechanical, Residential Building, or Green Building~~ Regulations or other ordinances of the City are not valid.

- (b) [No change in text.]

---

**Issue #40: Definition of Business Day**

**§113.0103 Definitions**

*Abutting property through Building façade* [No change.]

*Business day* means any day except a Saturday, Sunday, or holiday listed in Municipal Code Section ~~21.04~~ **21.0104**, unless otherwise specified.

*Certificate of Correction through Yard* [See Issue #41 Definition of Land Use Plan and #42 Definition of Parking Structure.]

---

#### **Issue #41: Definition of Land Use Plan**

##### **§113.0103 Definitions**

*Abutting property through Kitchen* [See Issue #40 Definition of Business Day.]

*Land use plans* means the ~~Progress Guide and~~ General Plan and adopted community plans, specific plans, precise plans, and sub-area plans.

*Large retail establishment through Yard* [See Issue #42 Definition of Parking Structure.]

##### **§153.0101 Purpose and Intent**

The public health, safety, and welfare necessitate distinctive development controls and requirements for capital improvements and public facilities in order to systematically implement the phased growth of Carmel Valley. The regulations contained herein are in keeping with the objectives and proposals of the ~~Progress Guide and~~ General Plan for the City of San Diego, of the Carmel Valley Planned District, and of precise plans adopted in accordance with the community plan. All development plans and subdivisions shall conform to the adopted precise plan. The regulations contained herein shall apply to any development, building or construction; but shall not apply to subdivision or parcel maps which provide solely for financing and, in themselves, authorize no development, construction or building.

##### **§158.0101 Purpose and Intent**

The purpose of the Golden Hill Planned District is to ensure that the development and redevelopment of multi-family and commercial neighborhoods in Golden Hill will be accomplished in a manner that will preserve and enhance the community's diverse architectural, historical and cultural characteristics, as well as the overall quality of life in the community. It is also intended to preserve and complement the historically and architecturally significant structures located throughout the district. In addition, the purpose of the Golden Hill Planned District is to implement the goals and objectives of the adopted Golden Hill Community Plan (1988) and the ~~Progress Guide and~~ General Plan of the City of San Diego.

##### **§159.0101 Purpose and Intent**

- (a) It is the purpose of the La Jolla Planned District to require that development and redevelopment of land in the central core area, outlying neighborhood commercial centers, and the cultural and multi-family areas west and north of the village commercial core of La Jolla will be accomplished in a manner that retains and enhances the economic, historical, architectural, educational, civic, social, cultural, and aesthetic values, and the overall quality of life within the community. The intent is to implement the goals and objectives of the adopted La Jolla Community Plan (1976), the La Jolla - La Jolla Shores Local Coastal Program Addendum (1983), and the ~~Progress Guide and~~ General Plan of the City of San Diego.

(b) through (c) [No change.]

#### **§1510.0101 Purpose and Intent**

- (a) [No change.]
- (b) The development of land in La Jolla Shores should be controlled so as to protect and enhance the area's unique ocean-oriented setting, architectural character and natural terrain and enable the area to maintain its distinctive identity as part of one of the outstanding residential areas of the Pacific Coast. The proper development of La Jolla Shores is in keeping with the objectives and proposals of the ~~Progress Guide and~~ General Plan for the City of San Diego, of the La Jolla Community Plan, and of the La Jolla Shores Precise Plan.

#### **§1512.0101 Purpose and Intent**

The purpose of the Mid-City Communities Planned District is to assist in implementing the goals and objectives of the adopted community plans for older, developed communities generally located east of Interstate 5 and south of Interstate 8 and to assist in implementation of the ~~Progress Guide and~~ General Plan of The City of San Diego. These adopted community plans include the Greater North Park Community Plan and the Uptown Community Plan.

[No change paragraphs 2 through 4.]

#### **§1515.0101 Purpose and Intent**

The purpose of the Mount Hope Planned District Ordinance is to aid in the principles of neighborhood revitalization by: 1) Allowing for the integration of residences, commerce, industry and recreation, 2) Preserving and upgrading residential neighborhoods, and 3) Encouraging the development of new retail and commercial uses. The intent of the Mount Hope Planned District Ordinance is to implement the Mount Hope Redevelopment Project. The proper development and redevelopment of Mount Hope is in keeping with the objectives and proposals of the ~~Progress Guide and~~ General Plan for the City of San Diego and of the Southeast San Diego Community Plan.

**§1516.0101 Purpose and Intent**

(a) through (b) [No change.]

(c) The Old Town San Diego Planned District Ordinance is in keeping with the objectives and proposals of the Old Town San Diego Community Plan and the City of San Diego ~~Progress Guide and~~ General Plan.

**§1519.0302 Single-Family (SF) Residential Zoning Regulations SF-40,000, SF-20,000, SF-15,000, SF-10,000 SF-8,000, SF-6,000, SF-5,000**

(a) Purpose and Intent

The single-family (SF) zones are designed to provide for areas of one-family residential development at varying levels of low density, consistent with the ~~Progress Guide and~~ General Plan or adopted community plans within the Southeastern San Diego Planned District. Further, the provisions of these standards are intended to promote and protect those special amenities associated with a district of single-family homes.

(b) through (g) [No change.]

**§1519.0303 Multiple-Family Residential Zone Regulations - MF-3000, MF-2500, MF-2000, MF-1750, MF-1500**

(a) Purpose and Intent

The multiple-family (MF) zones are primarily intended to provide for multiple-family residential development at varying densities ranging up to 45 dwelling units per net residential acre. The multiple-family zones are applied consistent with the ~~Progress Guide and~~ General Plan and adopted Southeastern San Diego Community Plan.

(c) through (i) [No change.]

---

**Issue #42: Definition of Parking Structure**

**§113.0103 Definitions**

*Abutting property through Parking space, off-street* [See Issue #40 Definition of Business Day and #41 Definition of Land Use Plan.]

~~*Parking structure, underground* (See *underground parking structure*)~~

*Parkway through Yard* [No change.]

---

**Issue #43: Existing Grade**

**§113.0202 When Rules for Calculation and Measurement Apply**

[No change to paragraph.]

**Table 113-02A**  
**Rules for Calculation and Measurement**

<b>Land Development Term or Concept</b>	<b>Section</b>
<i>Attic</i> through Distance Between Uses [No change.]	
<i><b>Existing</b> Grade:</i>	113.0228
<del>Existing Grade</del>	<del>113.0231</del>
<del>Proposed Grade</del>	
<i>Gross floor area</i> through Yards [No change.]	

---

**Issue #44: Fence and Wall Height**

**§113.0270 Measuring Structure Height**

- (a) [No change in text]
  - (b) *Structure Height of Fences, Walls, and Retaining Walls*
    - (1) *Fence* and Wall Height
      - (A) No **The** height of any portion of a *fence* or wall is measured from the lowest *grade* abutting the *fence* or wall to the top of the *fence* or wall, except that the height of a *fence* or wall on top of a *retaining wall* is measured from *grade* on the higher side of the *retaining wall*, as shown in Diagram 113-02QQ.
  - Diagram 113-02QQ [No change]
  - (B) [No change in text]
  - (2) [No change in text.]
  - (c) [No change in text.]
-

**Issue #45: Commencement of a Zoning or Rezoning Action**

**§123.0103 Commencement of a Zoning or Rezoning Action**

A proposed action to designate a zone on a property or change an existing zone may be commenced in the following manner:

- (a) [No change.]
- (b) By Application. A property owner may commence a zoning or rezoning action by filing an application in accordance with Sections 112.0102 and ~~123.0104~~ **123.0105**.

---

**Issue #46: Site Development Permit Findings for Historical Resources**

**§126.0504 Findings for Site Development Permit Approval**

[No change in text first paragraph]

(a) through (h) [No change]

- (i) Supplemental Findings--Historical Resources Deviation for ~~in~~ Substantial Alteration of a Designated Historical Resource or Within a Historical District

[No change in text first paragraph or 1 through 3]

(j) through (o) [No change]

---

**Issue #47: Comprehensive Sign Plans**

**§131.0222 Use Regulations Table for Open Space Zones**

The uses allowed in the open space zones are shown in Table 131-02B.

**Legend for Table 131-02B [No change.]**

**Table 131-02B  
Use Regulations Table of Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OP-	OC-	OR <sup>(1)</sup> -	OF <sup>(11)</sup> -

	3rd >>	1-	2-	1-	1-	1-	
	4th >>	1	1	1	1	2	1
Open Space through Industrial [See Issues #13 through 18]							
Signs							
Allowable Signs through Neighborhood Identification Signs [No change]							
Reallocation of Sign Area Allowance Comprehensive Sign Program		-	-	-	-	-	-
Revolving Projecting Signs through Theater Marquees [No change]							

Footnotes for Table 131-02B [No change.]

### §131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

#### Legend for Table 131-03B [No change.]

**Table 131-03B**  
**Use Regulations Table of Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Open Space through Industrial [See Issues #13 through 18]					
Signs					
Allowable Signs through Neighborhood Identification Signs [No change]					
Reallocation of Sign Area Allowance Comprehensive Sign Program		N		N	
Revolving Projecting Signs through Theater Marquees [No change]					

Footnotes for Table 131-03B [No change.]

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B [No change.]**

**Table 131-04B  
 Use Regulations Table of Residential Zones**

<b>Use Categories/ Subcategories</b> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	<b>Zones</b>																									
	1 <sup>st</sup> & 2nd >>	RE-			RS-														RX-			RT-					
	3rd >>	1-			1-														1-			1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4			
<b>Open Space through Residential</b> [See Issues #13 through 18]																											
<b>Signs</b>																											
Allowable Signs through Neighborhood Identification <i>Signs</i> [No change]																											
<b>Reallocation of <i>Sign Area Allowance Comprehensive Sign Program</i></b>																											
<b>Revolving Projecting Signs through Theater Marquees</b> [No change]																											
<b>Use Categories/ Subcategories</b> [See Section 131.0112 for an explanation and descriptions of the Use Categories,	Zone Designator	<b>Zones</b>																									
	1st & 2nd >>	RM-																									
	3rd >>	1-			2-			3-			4-			5-													

Subcategories, and Separately Regulated Uses]	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Industrial [See Issues #13 through 18]													
Signs													
Allowable Signs through Neighborhood Identification <i>Signs</i> [No change]													
<del>Reallocation of <i>Sign</i> Area Allowance</del> Comprehensive Sign Program													
Revolving Projecting Signs through Theater Marquees [No change]													

**Footnotes for Table 131-04B [No change]**

## **§131.0522 Use Regulations Table of Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B [No change.]**

**Table 131-05B**  
**Use Regulations Table for Commercial Zones**

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones										
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-	
		1-			1-	2-	1-	1-	1-	1-		
		1	2	3	1	1	1	2	1	2	1	
Open Space through Industrial [See Issues #13 through 18]												
Signs												
Allowable Signs through Neighborhood Identification <i>Signs</i> [No change]												
<del>Reallocation of <i>Sign</i> Area Allowance</del> Comprehensive Sign Program												
Revolving Projecting Signs through Theater Marquees [No change]												

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1st & 2nd >>	CC-																	
	3rd >>	1-	2-	3-	4-	5-													
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
Open Space through Residential [See Issues #13 through 18]																			
Signs																			
Allowable Signs through Neighborhood Identification Signs [No change]																			
Reallocation of Sign Area Allowance-Comprehensive Sign Program																			
Revolving Projecting Signs through Theater Marquees [No change]																			

Footnotes to Table 131-05B [No change]

## §131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B [No change.]**

**Table 131-06B**  
**Use Regulations Table for Industrial Zones**

Use Categories/ Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >	IP-		IL-			IH-		IS-		
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-		
	4th >>	1	1	1	1	1	1	1	1		
<b>Open Space through Industrial</b> [See Issues #14 and #15]											

Use Categories/ Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones							
	1st & 2nd >	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-
	4th >>	1	1	1	1	1	1	1	1
<b>Signs</b>									
Allowable Signs through Neighborhood Identification Signs [No change]									
<del>Reallocation of Sign Area Allowance</del> <b>Comprehensive Sign Program</b>		N	N	N	N	N	N	N	N
Revolving <i>Projecting Signs</i> through Theater <i>Marquees</i> [No change]									

Footnotes for Table 131-06B [No change.]

#### **Issue #48: Resubdivided Corner Lots**

#### **§131.0431 Development Regulations Table of Residential Zones**

The following development regulations apply in the residential zones as shown in the Table 131-04C, 131-04D, 131-04E, 131-04F and 131-04G.

(a) RE Zones

**Table 131-04C  
 Development Regulations of RE Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones		
	1st & 2nd >>	RE-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
<b>Max permitted <i>density</i></b> (DU per <i>lot</i> ) through <b><i>Setback</i> requirements</b> [No change.]				
<b><i>Setback</i> requirements for resubdivided corner <i>lots</i></b> [See Section 131.0443(i) <b>113.0246(f)</b> ]				
<b>Max <i>structure height</i></b> through <b>Refuse and Recyclable Material Storage</b> [No change.]				

(b) RS Zones

**Table 131-04D**  
**Development Regulations of RS Zones**

Development Regulations	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
<b>Max permitted <i>density</i></b> (DU per <i>lot</i> ) through <b><i>Setback</i></b> requirements [No change.]								
<b><i>Setback</i></b> requirements for resubdivided corner <i>lots</i> [See Section <del>131.0443(i)</del> <b>113.0246(f)</b> ]								
<b>Max <i>structure height</i></b> through Refuse and Recyclable Material Storage [No change.]								

Development Regulations	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
<b>Max permitted <i>density</i></b> (DU per <i>lot</i> ) through <b><i>Setback</i></b> requirements [No change.]								
<b><i>Setback</i></b> requirements for resubdivided corner <i>lots</i> [See Section <del>131.0443(i)</del> <b>113.0246(f)</b> ]								
<b>Max <i>structure height</i></b> through Refuse and Recyclable Material Storage [No change.]								

Footnotes for Table 131-04D [See Issue #29 Variable Setbacks.]

(b) through (e) [No change.]

---

**Issue #49: Street Wall Requirements in Industrial Zones**

**§131.0631 Development Regulations Table for Industrial Zones**

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C**  
**Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development	Zone Designator	Zones
--	-----------------	-------

Regulations of Industrial Zones]	1st & 2nd >>	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1
	4th >>	1		1			1		1
Lot Area through Max <i>Floor Area Ratio</i> [No change.]									
Street Wall Requirements [See Section 131.0660 142.1030]		-		applies			applies		-
Outdoor Amenities through Loading Dock and Overhead Door Screening [No change]									

Footnotes for Table 131-06C [No change.]

---

**Issue #50: College Area Community Plan Implementation Overlay Zone**

**§132.1402** Where the Community Plan Implementation Overlay Zone Applies

**Delete College Area from Table 132-14A “Community Plans with Property in the Community Plan Implementation Overlay Zone”**

---

**Issue #51: Boarding Kennels**

**§141.0604** Boarding Kennels/Pet Day Care Facilities

Intro paragraph through (a) [No change.]

(b) Limited Use Regulations

(1) through (4) [No change.]

(5) Deviations from Section 146.0604 **141.0604**(b) may be permitted with a Neighborhood Use Permit decided in accordance with Process Two, with the exception of outdoor facilities in CN zones which are not permitted.

(c) [No change.]

---

**Issue #52: Pushcarts**

**§141.0619** Pushcarts

Intro paragraph through (a) [No change.]

(b) Pushcarts in the *Public Right-of-Way*

Pushcarts may be permitted in the *public right-of-way* with a Neighborhood Use Permit in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) through (3) [No change.]
- (4) The *applicant* shall obtain and submit with the permit application a ~~notarized~~ **notarized** authorization from the owner or proprietor of the adjacent *street* level business for the *applicant* to install and operate the pushcart.
- (5) through (18) [No change.]

---

**Issue #53: Veterinary Clinics**

**§141.0625 Veterinary Clinics and Animal Hospitals**

Intro paragraph through (a) [No change.]

(b) Limited Use Regulations

- (1) through (3) [No change.]
- (4) Deviations from Section ~~146.0625~~ **141.0625**(a) may be permitted with a Neighborhood Use Permit decided in accordance with Process Two.

(c) [No change.]

---

**Issue #54: When Sign Regulations Apply**

**§142.1205 When Sign Regulations Apply**

This Division applies to all *signs* within the City unless otherwise specifically regulated. This Division applies to all construction within the City whether or not a permit or other approval is required. In addition, discretionary permits may also contain conditions that regulate *signs* on certain properties. Table 142-12A shows the applicable regulations and type of permit required by this Division, if any, for specific types of *signs*.

**Table 142-12A  
Sign Regulations Applicability**

Type of Sign or Development Proposal	Applicable Sections	Required Permit Type/Decision Process

Changing the copy of a <i>sign</i> and <i>sign</i> maintenance that does not involve structural and electrical changes through <i>Signs</i> required by law to be visible from the <i>public right-of-way</i> , other than <i>public utility</i> and safety <i>signs</i> , that do not have specified minimum dimensions [No change]		
Clocks or banners in the <i>public right-of-way</i>	142.1210	<del>Public</del> <b>Public</b> Right-of-Way Permit/Process One
Real estate <i>signs</i> through Any proposal to erect a <i>sign</i> in an open space zone [No change.]		

---

**Issue #55: La Jolla Sign Control District Abatement and Severability Sections**

**§142.1290 La Jolla Commercial and Industrial Sign Control District**

(a) through (d) [No change]

(e) On-Premises *Sign* Regulations for Subdistrict B

(1) through (4) [No change]

~~(5)~~(f) Abatement

[No change in text.]

~~(6)~~(g) Severability

[No change in text.]